

**HENDRICK RANCH HOMEOWNERS ASSOC.**  
ANNUAL MEETING  
ZOOM Meeting  
October 20, 2021

**In Attendance** – Peter Brennan, Bernadette & Tom Ossola, Judie Blanchard & Nancy Peterson, Amanda Wagner, Majorie Deluca, Allie Cryns, Jan & Mike Huck, Mandi Franz, Kevin Ryes, Cathy Calhoun, Lindsey and Aaron Maisch, Mary Sue Bonetti and Rich Walker. We had 54 owners represented by proxy for a total of 68 homeowners.

**Call to Order:** Peter called the meeting to order at 7:02 pm. A quorum was present.

**Approval of Minutes:** Peter made a motion to approve the Annual Minutes of October 21, 2020, seconded by Rich and the motion passed unanimously.

**Financials:**

Checking/Maintenance Reserve balances as of Sep 30, 2021; Checking/Operating - \$10,806.94. Maintenance Reserve - \$25,676.32. Total - \$36,483.26.

Profit & Loss Statement: Total income from October 1, 2020 through Sep 30, 2021 was \$12,938.76, (includes Maint. Reserve of \$2,575.00) total expenses were \$10,852.07, making the total Net Income \$2,086.69.

Rich made a motion to approve the financials and Peter seconded and the motion passed unanimously.

**Committee Reports:**

Pump House Committee: The Town of Carbondale was very helpful keeping our ditch running during the low water year. A leak was fixed on the North East corner of Holland & Graceland Drive. We have another leak on Vitos Way that will be fixed in the spring. Our pump will be rebuilt and our back-up pump will be installed. The pressure tank will be serviced.

Architectural Review Committee: The ARC approved 2 fences, 2 solar panels, 1 shed & 1 home addition. All have been completed with the exception of the addition to 905 Melissa Lane.

Barbecue & Yard Sale Committee: No report

### **Old Business;**

The Title (Purchase) to Ramey-Harvey Park has been turned over to the Town of Carbondale. The Town will now be responsible for the Parks maintenance. We are looking into insuring that no housing will be built on the park.

Sidewalks; Owners are responsible for removing snow on their lots within 24 hours at the end of a snow storm. Additionally, trees and bushes overhanging sidewalks must be trimmed by owners.

Trash cans/recycle bins must be secured and only placed out on pickup days (Tuesdays or Wednesday after holidays).

### **New Business:**

Bernadette Ossola is stepping down from the Board after years of service. Thank You Bernadette.

Allie Cryns volunteered to be on the Board of Directors and was voted in as a new Board member. Peter, Randy, Judie and Rich were voted-in to remain on the Board.

There are several owners, mainly on Vito's Way and Graceland Drive, that have campers/trailers/boats/toys/unused vehicles sitting in the driveway or on the street. While these items are welcome to "visit" for short periods of time, STORAGE IS NOT PERMITTED. You may store these items in your garage, adequately screen on the side or rear of your property, or at a storage facility/etc. If you have questions or need more more information, please contact a Board member.

If we have interest for alternate dues payment methods, such as Venmo or Paypal, please let Peter know and he will set it up.

**Adjournment:** Peter made a motion to adjourn the meeting at 7:35 pm and Rich seconded the motion and the motion passed unanimously.

Respectively Submitted.

Richard Walker